

Metes and Bounds Description for a 9.99 Acre Tract of Land

Being a 9.99 acre tract of land situated in Hidalgo County, Texas, being out of Lot 5, Block 11, Steele and Pershings Subdivision of Porciones 66 and 67, as recorded in Volume 8, Page 114-115 of the Deed Records, Hidalgo County, Texas, said 9.99 acre tract of land being out of a tract of land quitclaim unto The Housing Authority of the County of Hidalgo, Texas by a Deed executed January 17, 1957 and filed for record January 25, 1966 as described in Volume 1136, Page 949 of the Deed Records, Hidalgo County, Texas, said 9.99 acre tract of land being more particularly described as follows:

Beginning at a point, being the Southwest corner of said Lot 5, being the Southwest corner of said Housing Authority of the County of Hidalgo tract of land, and being within the existing right-of-way of N. Cynthia Street and Hackberry Avenue;

1. **Thence**, North 08°38'12" East a distance of 329.71 feet along the West line of said Lot 5, being the West line of said Housing Authority of the County of Hidalgo tract of land, and being within the existing right-of-way of said N Cynthia Street to a point, for the Northwest corner of this herein described tract of land;
2. **Thence**, South 81°21'48" East over and across said Lot 5 and said Housing Authority of the County of Hidalgo tract of land, passing at a distance of 35.00 feet a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being the existing East right-of-way of said N Cynthia Street, as described in Volume 1414, Page 962 of the Official Records, Hidalgo County, Texas, continuing and passing at a distance of 1,280.00 feet a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being the existing West right-of-way of N. McColl Road, as described in Volume 813, Page 308 of the Deed Records, Hidalgo County, Texas, continuing for a total distance of 1,320.00 feet to a point, being the East line of said Lot 5, being the East line of said Housing Authority of the County of Hidalgo tract of land, and being within the existing right-of-way of said N. McColl Road, for the Northeast corner of this herein described tract of land;
3. **Thence**, South 08°38'12" West a distance of 329.71 feet along the East line of said Lot 5, being the East line of said Housing Authority of the County of Hidalgo tract of land, and being within the existing right-of-way of said N. McColl Road to a point, being the Southeast corner of said Lot 5, being the Southeast corner of said Housing Authority of the County of Hidalgo tract of land, and being within the existing right-of-way of said N. McColl Road and said Hackberry Avenue, for the Southeast corner of this herein described tract of land;

4. **Thence**, North 81°21'48" West a distance of 1,320.00 feet along the South line of said Lot 5, being the South line of said Housing Authority of the County of Hidalgo tract of land and being within the existing right-of-way of said Hackberry Avenue to the **POINT OF BEGINNING** and containing a computed area of 9.99 acres, of which 1.87 acres lies within the existing road right-of-way, leaving a net total of 8.12 acres.

All bearings and distances shown hereon are based on the Texas Coordinate System, South Zone, NAD83 (NA2011).

A plat of even survey date herewith accompanies this description.

Surveyed on the ground April 5, 2023.

04/04/2023

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